Minutes - Town of Middlefield Planning Board, July 2, 2026 (Approved)

Board Members Present: Carol Kennedy, Sydney Waller, Rob Mol, Cleo Mook
Others Present: Neal Newman, Town of Middlefield ZEO

Call to Order: Sydney Waller, chairperson, 7:02 PM

Privilege of the Floor: None

Minutes of June 4, 2026, Meeting: Read by Carol Kennedy secretary.
Motion to approve June 4, 2026, minutes – Cleo Mook, seconded by Rob Mol. All were in favor.

Projects from the community:
Susie Knight of Friends of the Park, presented the site plan and described the planned paved road versus a gravel road and the impacts of both being very similar. Additionally, the proposed retaining wall, a construction of an erosion control culvert for the retaining wall drainage, and changes to buildings beyond the 100-foot setback from the lake were presented and reviewed. The board and applicant discussed lighting systems (dark skies and safety), the need for a Watershed Supervisory Committee review, septic system affidavit, and an erosion control plan for the proposed project. These may be presented at the next meeting in August.

The Planning Board members reviewed the SEQRA (State Environmental Quality Review Act) EAF form part 1 (applicants' portion) for the project. There were two suggested modifications made to the form (addition of "aquatic" and clarification about "septic utilities"). The Planning Board completed the EAF form part 2 for the project. A statement was included on the form that described that all the criteria for site plan approval for the project were met, provided that the engineer provides septic system assessment affidavit and the erosion control plan, and it was determined that there will be minimal environmental impact.

Old Business & Reports
Updates from June Town Board meeting

Discussions were similar to last month's meeting.

Farmland Protection Subcommittee Update

Discussion of possible Agricultural Data statement modifications that could incorporate more detailed language and requirements, as seen in other Towns and Villages (for example - Pine Plains). This statement will be reviewed at the next Farmland Protection subcommittee meeting. Suggested a possible time for that meeting for July 16th at 6PM.

New Business

Report on the preliminary call with Nan Stolzenburg about the focus of the Farmland Protection subcommittee actions and described some of her recommendations. A summary of this was sent to Planning Board members. Much of what she suggested included areas that we had discussed – such as the Purpose in View and Agricultural Overlay.

Announcements
There is an Agrotourism Conference in November at Cornell's Geneva Research station.

Motion to adjourn made by Cleo Mook, seconded by Rob Mol. All were in favor.

Meeting ended at 8:53. Minutes respectfully submitted, C. Kennedy